

067.0

0004

0003.0

Map

Block

Lot

1 of 1
CARD

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

889,800 / 889,800

USE VALUE:

889,800 / 889,800

ASSESSED:

889,800 / 889,800


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
50		CUTTER HILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HUTCHINSON TODD A	
Owner 2: JAKUBIAK ELENA J	
Owner 3:	

Street 1: 50 CUTTER HILL RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: NEWMAN RICHARD M/ETAL -

Owner 2: NEWMAN JERRI L -

Street 1: 50 CUTTER HILL RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .146 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1941, having primarily Vinyl Exterior and 2520 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6371		Sq. Ft.	Site		0	70.	0.96	12									427,792						427,800	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6371.000	462,000		427,800	889,800		42901
							GIS Ref
							GIS Ref
							Insp Date
							09/21/18

!5731!

USER DEFINED

Prior Id # 1: 42901

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT							Parcel ID	Parcel ID		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	462,000	0	6,371.	427,800	889,800		Year end	12/23/2021
2021	101	FV	449,200	0	6,371.	427,800	877,000		Year End Roll	12/10/2020
2020	101	FV	164,000	0	6,371.	427,800	591,800	591,800	Year End Roll	12/18/2019
2019	101	FV	149,300	0	6,371.	397,200	546,500	546,500	Year End Roll	1/3/2019
2018	101	FV	149,300	0	6,371.	397,200	546,500	546,500	Year End Roll	12/20/2017
2017	101	FV	149,300	0	6,371.	348,300	497,600	497,600	Year End Roll	1/3/2017
2016	101	FV	149,300	0	6,371.	317,800	467,100	467,100	Year End	1/4/2016
2015	101	FV	148,600	0	6,371.	281,100	429,700	429,700	Year End Roll	12/11/2014

SALES INFORMATION							TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
NEWMAN RICHARD	73655-262		11/15/2019	Change>Sale	625,000	No	No					
FARRINGTON STAN	26794-436		11/1/1996		178,750	No	No	Y				

BUILDING PERMITS												ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name						
11/27/2019	1943	Addition	140,000	O					7/9/2021	USPS	JO	Jenny O						
									10/29/2020	Permit Visit	PT	Paul T						
									3/2/2020	SQ Returned	JO	Jenny O						
									1/23/2020	SQ Mailed	JO	Jenny O						
									9/21/2018	MEAS&NOTICE	CC	Chris C						
									4/3/2009	Measured	372	PATRIOT						
									11/10/1999	Meas/Inspect	163	PATRIOT						
									7/28/1993		RV							
										Sign:	VERIFICATION OF VISIT NOT DATA							

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																
Type: 6 - Colonial	Sty Ht: 2T - 2 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 3	Rating: Very Good	A Bath:	Rating:	PDAS:	35																			
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall: %	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Very Good	A HBth:	Rating:	OthrFix:	Rating:															
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID																				
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good	A Kits:	Rating:	1st Res Grid Desc: Line 1 # Units 1																				
Color: GRAY				Fpl: 1	Rating: Average	WSFlue:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O								
View / Desir:				CONDO INFORMATION				Other																				
GENERAL INFORMATION				Location:									Upper															
Grade: C - Average				Total Units:									Lvl 2															
Year Blt: 1941	Eff Yr Blt:	Alt LUC:		Floor:									Lvl 1															
Jurisdct: G21		Fact: .		% Own:									Lower															
Const Mod:				Name:									Totals	RMs: 4	BRs: 2	Baths: 3	HB: 1											
Lump Sum Adj:				DEPRECIATION				REMODELING				RES BREAKDOWN																
INTERIOR INFORMATION				Phys Cond: GV - Good-VG	10. %	Exterior:	No Unit	RMS	BRs	FL																		
Avg Ht/FL: STD				Functional:	%	Interior:	1	4	2																			
Prim Int Wal 1 - Drywall				Economic:	%	Additions:																						
Sec Int Wall: %				Special:	%	Kitchen:																						
Partition: T - Typical				Override:	%	Baths:																						
Prim Floors: 3 - Hardwood				Total:	10.8 %	Plumbing:																						
Sec Floors: %				CALC SUMMARY				Electric:																				
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 130.00	COMPARABLE SALES				Heating:																			
Subfloor:				Size Adj.: 1.10454535	Rate	Parcel ID	Typ	Date	Sale Price	Totals	1	4	2															
Bsmnt Gar: 1				Const Adj.: 0.99989998					General:																			
Electric: 3 - Typical				Adj \$ / SQ: 143.577																								
Insulation: 2 - Typical				Other Features: 140884																								
Int vs Ext: S				Grade Factor: 1.00																								
Heat Fuel: 2 - Gas				NBHD Inf: 1.00000000																								
Heat Type: 3 - Forced H/W				NBHD Mod:																								
# Heat Sys: 1	% Heated: 100	% AC: 100	% Sprinkled:	LUC Factor: 1.00	WtAv\$/SQ:	AvRate:	Ind.Val																					
Solar HW: NO				Adj Total: 517906	Juris. Factor: 1.00	Before Depr: 143.58																						
% Com Wal				Depreciation: 55934	Special Features: 0	Val/Su Net: 142.15																						
				Depreciated Total: 461972	Final Total: 462000	Val/Su SzAd 200.00																						
MOBILE HOME				Make:	Model:	Serial #	Year:	Color:																				
SPEC FEATURES/YARD ITEMS				PARCEL ID 067-0-0004-0003.0												IMAGE												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc										
More: N	Total Yard Items:	Total Special Features:								Total:																		